



# City Of Albuquerque

## APPLICATION FOR SPECIAL EXCEPTION

Office of the Zoning Hearing Examiner  
505.768.4503

### APPLICATION INFORMATION-PLEASE PRINT

TELEPHONE (INCLUDE AREA CODE)

CONTACT DATA: PROFESSIONAL / AGENT NAME (FIRST, LAST) Veronica Torres (H) \_\_\_\_\_  
1511 Central Ave. NE (W) 505-967-4722  
 MAILING ADDRESS \_\_\_\_\_  
Albuquerque (C) 505-489-1900  
 CITY STATE ZIP CODE

Email: VeronicaTorres@gmail.com  
 APPLICANT DATA: OWNER NAME (FIRST, LAST-IF ANY) \_\_\_\_\_ (H) \_\_\_\_\_  
1511 Central Ave. NE (W) same as above  
 MAILING ADDRESS \_\_\_\_\_  
Albuquerque (C) \_\_\_\_\_  
 CITY STATE ZIP CODE

Email: VeronicaTorres@gmail.com

### LEGAL DESCRIPTION OF PROPOSED SPECIAL EXCEPTION-PLEASE PRINT

1511 Central Ave. NE ZIP CODE 87106  
 STREET ADDRESS OF SPECIAL EXCEPTION  
9 BLOCK(S)  
 LOT(S) TRACT(S)  
BROWNELL & LAIS HIGHWAY ADDN  
 SUBDIVISION / ADDITION / MRGCD MAP NO.  
101 505 731 432 011 005  
 UNIFORM PROPERTY CODE

### CRITERIA FOR DECISION-

I have been given the Criteria for Decision requirements.

Initial Here

### EXPLANATION OF REQUEST-

On additional sheet(s) of paper, please state why you want this Special Exception, based on the Criteria for Decision Requirements.

### DRAWINGS OF REQUEST-

**ATTACH THREE (3) COPIES.** Please follow instructions on the back of this form and attach the appropriate drawings.

### ACKNOWLEDGEMENT-

I hereby acknowledge that, to the best of my knowledge, this application is correct and complete and that I have received one or more signs that I have agreed to post and maintain as provided and where instructed. I understand that failure to properly post sign(s) is grounds for deferral of my case

SIGNATURE

DATE

-----ZONING ENFORCEMENT OFFICE INTERNAL USE ONLY-----

Category Code **900**  
 Permit Number: 2012 080223

PROJECT #: 1009365

APPLICATION #: 12 ZHE 80223

### APPLICATION FOR: (CHECK AS APPROPRIATE)

- ☒ (ZHE01) Conditional Use  
☐ (ZHE02) Expansion of a NonConforming Use  
☐ (ZHE03) NonConforming Use / Status Established Building

### ☐ (ZHE04) Variance:

- ☐ Distance ☐ Setback  
☐ Height ☐ Parking  
☐ Size ☐ Other

SECTION NO. pg. 76 UNIVERSITY REFERENCE SECTION NO: 14-18 2-17(B)(30)

(LEGAL AD) ACTION DESCRIPTION 1 CONDITIONAL USE TO ALLOW  
TEXT ACTIVITY FOR ADDITIONAL PERMITS MORE THEN 14 DA

SECTOR DEVELOPMENT AREA: UNIVERSITY NEIGHBORHOODS

ZONED: SU-2 CMU ZONE MAP PAGE: K-15 NO. OF SIGNS ISSUED: 2

1511 CENTRAL / CENTRAL + ASH FACING ASH

POST SIGN(S) / STREET ADDRESS OF PROPOSED SPECIAL EXCEPTION

09-18-12  
 DATE OF PUBLIC HEARING

VINCENT A. MONTANO 8-2-12  
 APPLICATION RECEIVED BY Z.E.O. (PRINT FULL NAME) DATE

(APN) 441018/4926000 \$35.00  
 (CMP) 441032/3416000 \$10.00  
 (ZHE) 441006/3916000 \$100.00  
 FEE: \$145.00

# TIERRA ADENTRO OF NM

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The New Mexico School of Academics, Art and Artesania  
**Tierra Adentro**



August 2, 2012  
City of Albuquerque  
Zoning Enforcement Division  
600 2nd Street NW, 7th Floor  
Albuquerque, NM 87102  
(505) 924-3850

To Whom it May Concern,

The outdoor property in which Tierra Adentro will place tents on will be used for outdoor activities such as dance and art. The tents will be needed for more than 14 days for the year. The area will not be injurious to the adjacent property, the neighborhood, or the community. It will not be significantly damaged by surrounding structures or activities. If you have any further questions or concerns, I can be reached at 505-967-4720.

Sincerely,

Veronica Torres  
Executive Director

505-967-4720 -Phone  
505-967-4721- Fax  
tierraadentronm@gmail.com  
tierraadentronm.org

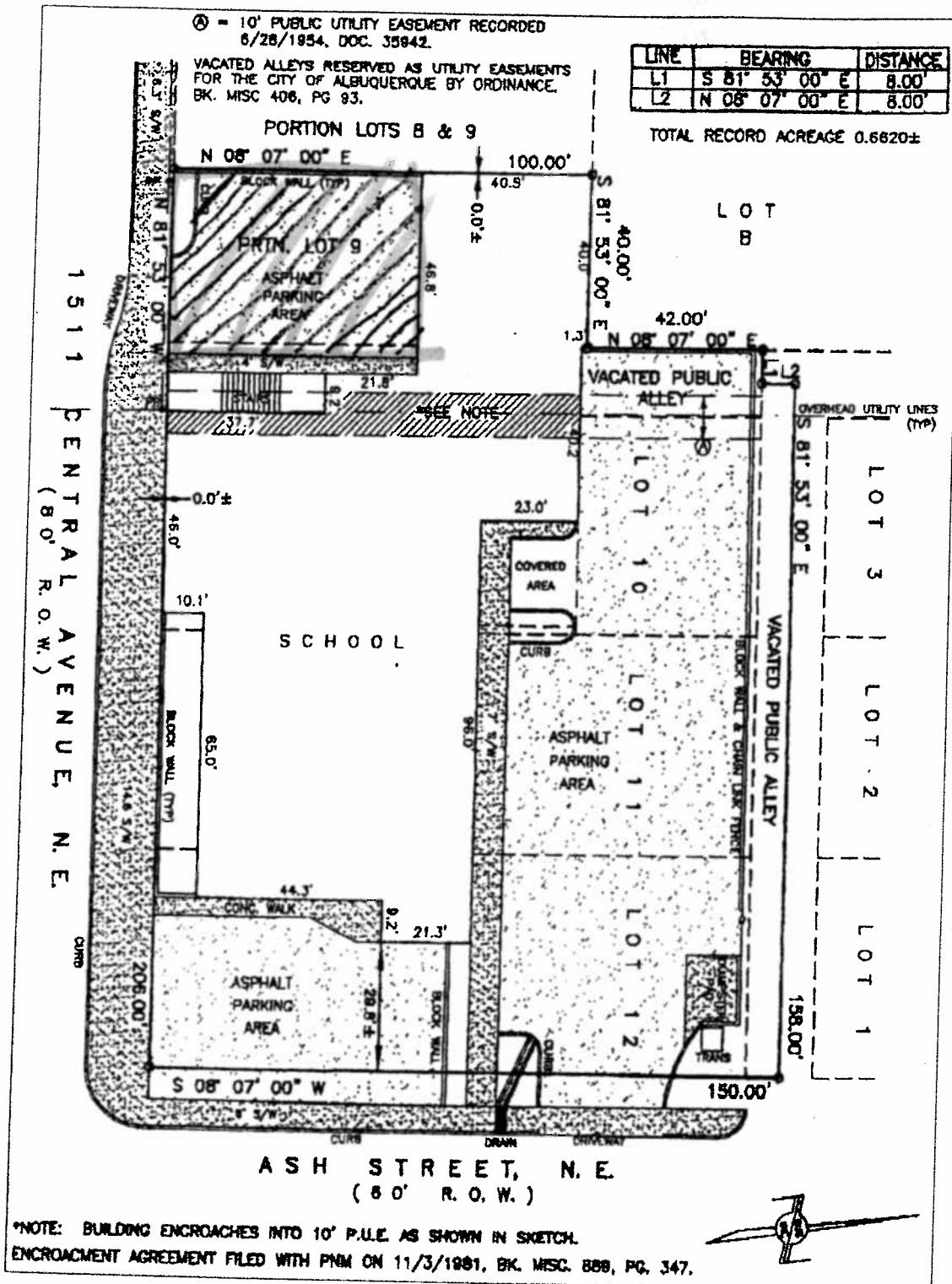
1511 Central NE  
Albuquerque, NM 87106



4

## VICINITY MAP

N.T.S.



3

## SITE PLAN

N.T.S.

Director of the City's Metropolitan Redevelopment Agency. A plan shall be approved only if found to conform to the University Neighborhoods Sector Development Plan and the Sycamore Metropolitan Redevelopment Plan.

7. Parking as a primary use, drive through windows, drive through restaurants, outdoor activities except parking or storage, and vehicle sales, rental, service, or repair are not allowed in the Transition Area south of Lead Avenue.

The CMU CENTRAL MIXED USE land use category corresponds to the C-2 Community Commercial Zone in the Comprehensive City Zoning Code, including any subsequent amendments, and is subject to the same regulations as that zone with the following exceptions:

1. Permissive residential uses in the R-3 zone which meet the open space requirements of the R-3 zone in the Comprehensive City Zoning Code are permissive uses in this land use category.
2. The following uses are not allowed, either permissively or conditionally: a) adult amusement establishments, adult book stores, adult photo studios, and adult theaters; b) drive-in restaurants and drive-through windows; and, c) vehicle sales, rental, service or repair.
3. All outdoor storage and activities listed as permissive uses in the C-2 Zone under Section 22.A.10. and not listed in paragraphj 2 above are conditional uses.
4. Sale of alcoholic drink under a restaurant license for the sale of beer and wine as provided by Section 60-64-4 NMSA 1978 is permissive. the use of a full service liquor license shall be allowed only as a conditional use, and a conditional use shall be granted only if the sale of alcoholic drinks will be in conjunction with a restaurant; any conditional use granted shall include conditions which assure that the sale of alcoholic drink is subsidiary to the sale of food.
5. Signs are regulated as in the C-1 zone.
6. For new construction on premises of 10,000 square feet or more and which is contiguous or across the street from an area zoned MD Mixed Density, a site development and landscaping plan must be approved by the City prior to issuance of a building permit, except that plans for rehabilitation for an existing building, or for additions which expand an existing building by less than 25%. A plan shall be approved only if found to conform to the University Neighborhoods Sector Development Plan and the Sycamore Metropolitan Redevelopment Plan.

- (b) Servicing of trucks is permitted only within a building or an area completely enclosed by a solid wall or fence at least eight feet high.
- (20) Uses or activities in a tent, if the uses or activities are listed elsewhere in this section, provided there is sufficient paved off-street parking available on the premises to meet parking requirements for all uses on the premises, including the activity in the tent, and provided that the Fire Marshal [i.e., the Chief of the Fire Prevention Bureau] or his designated representative gives prior approval of the tent as meeting the requirements of Chapter 14, Article 2, Fire Code.
- (21) Wireless Telecommunications Facility, Roof-Mounted, up to 20 feet above the parapet of the building on which it is placed, provided that the requirements of § 14-16-3-17 of this Zoning Code are met.
- (C) **Height.** Height shall be as provided in the O-1 zone, except sign and antenna height shall be as provided in division (A) of this section.
- (D) **Lot Size.** No requirements.
- (E) **Setback.** Setback shall be as provided in the O-1 zone.
- (F) **Off-Street Parking.** Off-street parking shall be as provided in § 14-16-3-1 of this Zoning Code.
- (G) **Shopping Center Regulations.** Any site in this zone classified as a Shopping Center site, as defined in § 14-16-1-5 of this Zoning Code, is subject to special site development regulations. The Shopping Center Regulations are provided in § 14-16-3-2 of this Zoning Code.

('74 Code, § 7-14-22) (Ord. 80-1975; Am. Ord. 40-1976; Am. Ord. 57-1976; Am. Ord. 13-1977; Am. Ord. 26-1977; Am. Ord. 74-1977; Am. Ord. 38-1978; Am. Ord. 55-1978; Am. Ord. 74-1980; Am. Ord. 42-1981; Am. Ord. 40-1983; Am. Ord. 54-1983; Am. Ord. 74-1985; Am. Ord. 11-1986; Am. Ord. 80-1986; Am. Ord. 41-1987; Am. Ord. 62-1988; Am. Ord. 3-1990; Am. Ord. 12-1990; Am. Ord. 30-1990; Am. Ord. 47-1990; Am. Ord. 63-1990; Am. Ord. 69-1990; Am. Ord. 43-1991; Am. Ord. 39-1992; Am. Ord. 50-1992; Am. Ord. 13-1993; Am. Ord. 2-1994; Am. Ord. 58-1995; Am. Ord. 9-1999; Am. Ord. 11-2002; Am. Ord. 10-2004; Am. Ord. 42-2004; Am. Ord. 4-2005; Am. Ord. 16-2005; Am. Ord. 43-2005; Am. Ord. 7-2006; Am. Ord. 23-2007; Am. Ord. 5-2008; Am. Ord. 6-2009; Am. Ord. 19-2010)

### ZONE GRID

No Features found.

### OWNERSHIP

Rec	UPC CODE	OWNER
1	101505731432011005	CHAVEZ BEN & VIDALIA B & WU CHARLY & HUA TSE & LIU DI

### ZONING

Rec	ZONING	DESCRIPTION
1	SU-2	CMU

### ZONE GRID

Rec	ZONE ATLAS GRID
1	K15

### PARCELS

Rec	NUMBER	NAME	DESIGNATION	QUADRANT	LOT	BLOCK	SUBDIV
1	1505	CENTRAL	AV	NE	9	8	BROWNEWELL & LAI

### ZONE GRID

No Features found.

### ZONE GRID

No Features found.

### NEIGHBORHOODS

Rec	COASDE.AGIS.NEIGHBORHOODASSOCIATIONS.ASSOCIATIONNAME	COASDE.AG
1	SYCAMORE	R

### SECTOR PLANS

Rec	SECTOR PLAN NAME
1	UNIVERSITY NEIGHBORHOODS

### COUNCIL

Rec	COUNCILOR NAME	COUNCIL DISTRICT
1	Debbie O'Malley	2

### ZIPCODES

Rec	ZIPCODE
1	87106

### MORATORIUM

Rec	AREA	EXPIRATION DATE
1	DOWNTOWN NEIGHBORHOOD AREA	Wed, 20 Jun 2012 00:00:00
2	WEST ROUTE 66	Wed, 10 Oct 2012 00:00:00
3	WEST ROUTE 66	Wed, 10 Oct 2012 00:00:00
4	WEST ROUTE 66	Wed, 10 Oct 2012 00:00:00
5	WEST ROUTE 66	Wed, 10 Oct 2012 00:00:00